

TO LET

MODERN OFFICE UNIT WITH WAREHOUSE



Unit 3 Braehead Centre, Blackness Avenue,
Altens, AB12 3PG

- Easy Access to the City
- South of Aberdeen City Centre
- Vehicular Access

- Available Immediately
- 100% Rates Relief Available
- GIA- 115.49 sq m . (1,243 sq. ft)

LOCATION

The property is located within a modern industrial development comprising 12 units known as Braehead Centre on the eastern side of Blackness Avenue within Altens Industrial Estate, situated to the south of Aberdeen City Centre.

The development provides easy access to the City via Wellington Road and to the south of Aberdeen City Centre.

Occupiers within the estate include: 2Stabilise, NXG Group, Muller, CLR Sales and IT Sameday.

DESCRIPTION

The subject comprises a modern industrial unit of steel portal frame construction clad in profile metal sheeting with pitched roofs, incorporating translucent panels for natural light. The unit has aluminium framed double-glazed windows at the front of the premises and internally the unit comprises of individual office and warehouse accommodation. There are kitchenette and WC facilities within the property.

Vehicular access is provided to the unit via an up-and-over steel roller shutter door measuring approx. 4.0 meters in width and 4.0 meters in height. The eaves height of the building is approx. 5.0 metres.

ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m	Sq. ft
Unit 3	115.49	1,243

RATING

The property is entered in the current Valuation Roll as follows: Rateable Value £9,000. The uniform Business rate for 2024/2025 is 49.8p in the £. Any prospective tenant will benefit from 100% Rates Relief if qualifying for the Small Business Bonus Scheme (SBBS).

LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease, for a period to be agreed.

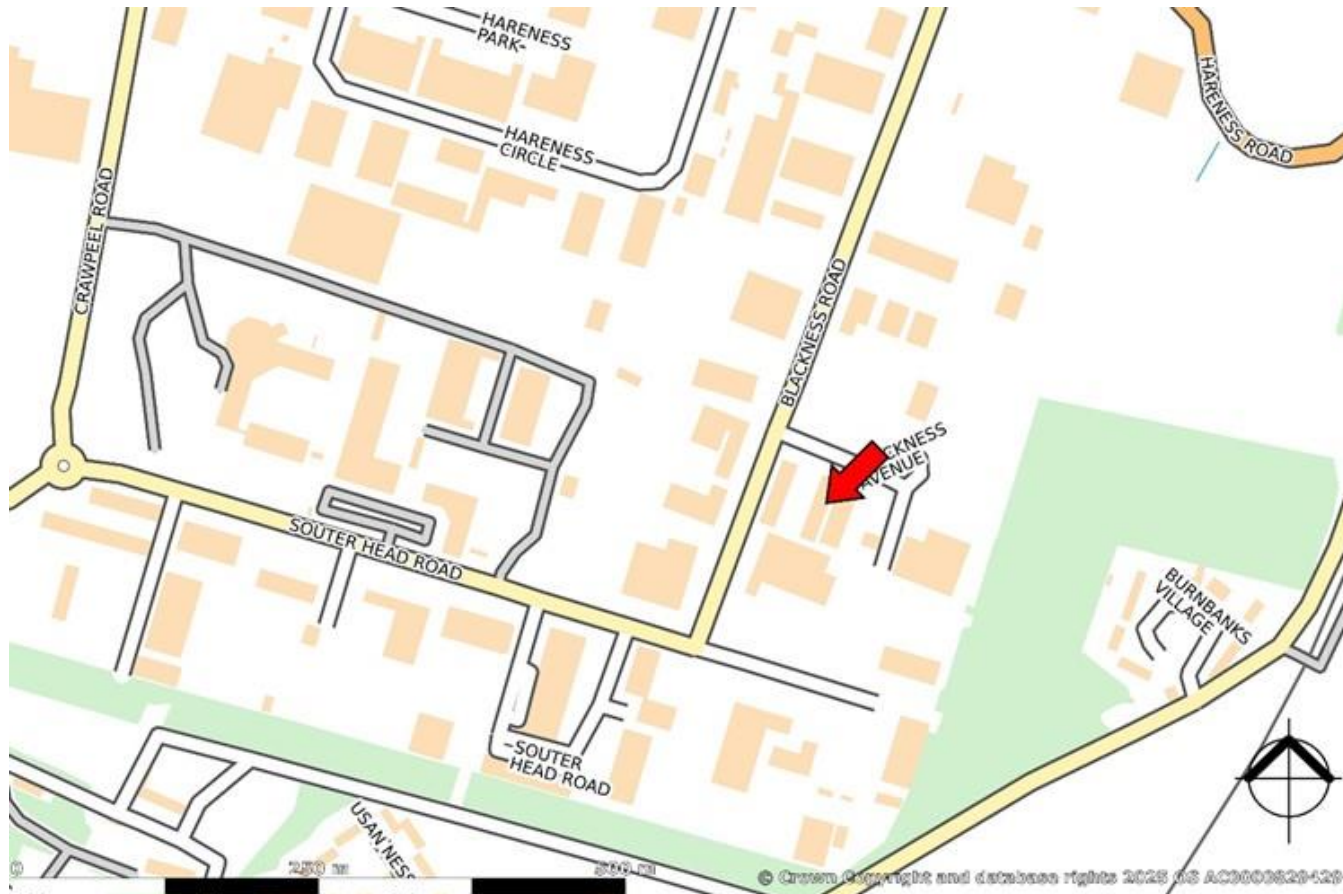
RENT

Upon application

VAT

Unless otherwise stated, all prices, premiums and rent are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.





To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2025

EPC

This property has an EPC rating of D

ENTRY

Immediate, upon conclusion of legal missives

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

To arrange a viewing or for further information, please contact the joint letting agents.